


# North Center Avenue SOMERSET, PA

1490 North Center, Somerset, PA



**LEASE SPACE AVAILABLE**

**HIGHLIGHTS**

- Prime Commercial Location
- Brand New Construction
- Suites From 1,200 - 12,000 SF
- Ample Customer Parking
- High Visibility & Convenient Access
- 16,000 Daily Vehicles (Rt. 601)
- Now Leasing for Fall 2006 Occupancy

**DEMOGRAPHICS**

| Market                  | 5 Mile | 10 Mile | 15 Mile |
|-------------------------|--------|---------|---------|
| Population              | 18,165 | 34,621  | 64,094  |
| Households              | 6,706  | 13,263  | 21,162  |
| Median Household Income | 35,132 | 35,559  | 35,253  |

LEASING AGENT: MICHAEL BOLAND, RMB REALTY, 1070 W. BROADWAY, SUITE 100, JOHNSTOWN, PA 15031

**ADDRESS:** 1490 North Center Avenue  
Somerset, PA 15501  
[\(Map\)](#)

**COUNTY:** Somerset

**BLDG. SIZE:** 16,000 Sq. Ft.

**LOT SIZE:**

## Property Description

|   |   |
|---|---|
| <p><b>YEAR BUILT:</b></p> <p><b>QUALITY:</b> Brand New</p> <p><b>OFFICE SQ.FT.:</b> 945 - 7,000 sq. ft.</p> <p><b>ROOF:</b></p> <p><b>FLOORS:</b> Brand new white box suites</p> <p><b>WALLS:</b> Brand new white box suites</p> <p><b>CEILING:</b> Brand new white box suites</p> <p><b>ELEVATOR:</b> None</p> <p><b>CRANES:</b> None</p> <p><b>LOADING DOCKS:</b> At grade, delivery access</p> <p><b>MAJOR HIGHWAYS:</b> 1 mile to U.S. 219; 1 mile to I-70/76</p> <p><b>AIRPORT DISTANCE:</b></p> | <p><b>RAIL:</b> None</p> <p><b>GAS:</b> Columbia</p> <p><b>WATER:</b> Somerset Borough</p> <p><b>SEWER:</b> Somerset Borough</p> <p><b>POWER:</b> Penelec</p> <p><b>HEAT:</b> Gas - fired HVAC</p> <p><b>AIR CONDITIONING:</b></p> <p><b>MISCELLANEOUS:</b> Brand new commercial space in line of Wal-Mart.</p> <p><b>ZONING:</b> None</p> <p><b>PARKING:</b> Shared parking - field</p> <p><b>LAST USE:</b></p> <p><b>EXTRAS:</b> Daily traffic count of 16,000 vehicles</p> |
|---|---|

## Listing Information

**Asking Price:** Possession: Subject to Lease

**Price per SF:** Subject to Lease Pricing Comments

**Listing Agent:** Mike Boland or Lucas Boland, RMB Realty  
(814) 444-9400 or [info@rmbrealty.net](mailto:info@rmbrealty.net)